

SAS 8/02/12 2:12:33  
SAS DK W BK 686 PG 754  
SS DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

This instrument prepared by and  
Return to:  
Wendy G. Smith (MS 103798)  
6000 Poplar Avenue  
Memphis, Tennessee 38119  
(901) 761.8111

 PREPARED BY & RETURN TO:  
AUSTIN LAW FIRM, P.A.  
ATTORNEYS AT LAW  
1928 COBBLESTONE DRIVE, SUITE 100  
SOUTHAVEN, MS. 38672  
662-890-7575

Grantor's Address:  
Bank of Bartlett  
6281 Stage Road  
Bartlett, TN 38134  
(901-382-6606)

Grantee's Address:  
Kairos Enterprises, LLC  
1761 Dancy Blvd.  
Horn Lake, MS 38637

805-427-2346 - KLR Name

Indexing Instructions: Lot 186, First Revision of Section E, Wellington Square Subdivision, in Sections 27 and 28, Township 1 S, Range 8 W, as per Plat thereof recorded in Plat Book 49, Page 7 and Plat Book 51, Page 39, in the Chancery Clerk's Office of Desoto County, Mississippi.

### SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 31<sup>st</sup> day of July, 2012, by and between BANK OF BARTLETT, party of the first part, and Kairos Enterprises, LLC, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the said party of the second part the following described real estate, situated and being in City of Horn Lake, and County of Desoto, Mississippi:

Lot 186, First Revision of Section E, Wellington Square Subdivision, in Sections 27 and 28, Township 1 S, Range 8 W, as per plat thereof recorded in Plat Book 49, Page 7 and Plat Book 51, Page 39, in the Chancery Clerk's Office of Desoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property. This being the same property conveyed to Grantee by Successor Trustee's Deed of record at Book 684, Page 538 in said Chancery Clerk's Office.

807-12-0543

Indexing Instructions: Lot 186, First Revision of Section E, Wellington Square Subdivision situated in Sections 27 and 28, Township 1S, Range 8W, as shown on plat of record in Plat Book 49, Page 7 and Plat Book 51, Page 39 in the Chancery Clerk's Office of Desoto County, Mississippi.

Parcel No.: 1088-2812.0-00186.00

The Real Property or its address is commonly known as **7067 Foxhall, Horn Lake, MS 38637.**

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is/are lawfully seized in fee of the aforescribed real estate; that it has/have a right to sell and convey the same; that the same in unencumbered, except for:

Subject to any plat (including but not limited to plat of record in Plat Book 49, Page 7 and Plat Book 51, Page 39 in the Chancery Clerk's Office of Desoto County, Mississippi), easements, liens, restrictive covenants (including, but not limited to those covenants of record at Plat Book 301, Page 433; Plat Book 301, Page 436; and Plat Book 284, Page 98; and Plat Book 284, Page 106 in said Clerk's Office), and any unpaid 2012 City of Horn Lake and Desoto County, Mississippi Real Estate Taxes not yet due and payable.

And that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it but not further or otherwise.

THE CONSIDERATION for this conveyance is as follows: Ten (\$10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" as if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF the undersigned has caused this instrument to be executed by and through its duly authorized officer(s) of the said party of the first part the day and year first above written.

BANK OF BARTLETT, A Tennessee Corporation

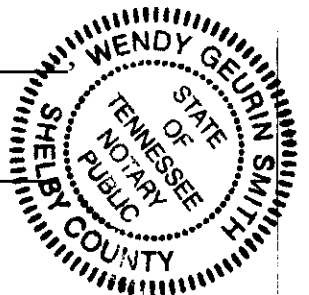
By: *Chris Willoughby*  
 Chris Willoughby  
 Its: First Vice President/Commercial Loan  
 Special Assets Officer

STATE OF TENNESSEE  
 COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, Chris Willoughby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him/herself to be the First Vice President/Commercial Loan Special Assets Officer of Bank of Bartlett, the within named bargainor, a Tennessee corporation, and that he/she executed the foregoing instrument for the purposes therein contained by signing the name of Bank of Bartlett, by him/herself as such First Vice President/Commercial Loan Special Assets Officer.

WITNESS my hand and seal, this 31<sup>st</sup> day of July, 2012.

My commission expires: Mar. 28, 2015 *Wendy Geurin Smith* Notary Public



STATE OF TENNESSEE  
 COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$52,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

\_\_\_\_\_  
 Affiant

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

My commission expires: \_\_\_\_\_ Notary Public

Property Address: 7067 Foxhall, Horn Lake, MS 38637

Mail Tax Notices to:

Name and Address of Property Owner:

Return to:

Tax Parcel Number: 1088-2812.0-00186.00